



DEVELOPMENT SERVICES

Date: March 22, 2023

Notice: INV-STE-23-2640004410/COD-BSB-APP23-43000079;
INV-STE-23-2640004411/COD-BSB-APP23-43000080; INV-STI-23-2650004412/COD-BSB-APP23-43000081;
INV-STI-23-2650004414/COD-BSB-APP23-43000082; INV-STI-23-2650004416/COD-BSB-APP23-43000084;
INV-STI-23-2650004415/COD-BSB-APP23-43000083; INV-STI-23-2650004418/COD-BSB-APP23-43000085;
INV-STI-23-2650004419/COD-BSB-APP23-43000086

Supervisor Contact Number: Dale Russell (210) 416-5963

Margaret W Furlong
7462 Timbercreek Dr
San Antonio, TX 78227

RE: 7462 Timbercreek Dr., San Antonio, TX 78227

NOTICE OF PUBLIC HEARING BUILDING STANDARDS BOARD

As the owner, lienholder, mortgagee of record, or person responsible for the above property, you are hereby notified that pursuant to Article VIII, Chapter 6 of the City Code of San Antonio, Texas, a public hearing will be held before the City of San Antonio Building Standards Board (BSB) on **April 13, 2023** at 9:00 a.m. at the Cliff Morton Development and Business Services Center, One Stop Building, located at 1901 S. Alamo St.

An investigation by the Code Enforcement Section has found the referenced property to be in violation of the San Antonio Property Maintenance Code (SAPMC). The specific violations observed are listed below:

Sub-Section	Section Description	Violation Detail
304.6 Exterior walls	All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.	Repair all exterior walls. Vacate property until all repairs made.
304.13.2 Openable windows	Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.	Repair all windows to a condition where they are easily openable. Vacate property until all repairs are made
305.3 Interior surfaces	All interior surfaces, including windows and doors, shall be maintained in good repair, clean and sanitary condition. Loose plaster, decayed wood and other defective surface conditions shall be corrected.	Repair all interior surfaces to a good, sanitary condition. Vacate property until all repairs are made.
309.1 Infestation	All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation.	Repair the structure to a condition clear of all infestation. Vacate the property until all repairs made.
504.1 General	All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary	Repair all plumbing fixtures to a good condition. Vacate the property until all repairs made.

Language interpreters are available at the meeting. For more information call (210) 207- 5422. This meeting site is accessible to persons with disabilities. Accessible parking is located at the front of the building. Auxiliary Aids and Services, and interpreters for the deaf are also available and must be requested 48 hours prior to the meeting. For assistance, call (210) 207-7268 or 711 (Texas Relay Service for the Deaf).

Este aviso contiene información muy importante, el cual pueda afectar su propiedad.
Para obtener más información en español, favor comunicarse teléfono (210) 207-5422.

Interpretes estarán disponibles en la reunión. Para mayor informes, favor de llamar (210) 207-5422. Este lugar de la reunión es accesible a personas incapacitadas. Se hará disponible el estacionamiento. Ayudas auxiliares y servicios y interpretes para los sordos se deben pedir con cuarenta y ocho [48] horas de anticipación al la reunión. Para asistencia llamar (210) 207-7268) o al 711 (servicio de transmitir para sordos).



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	and functional condition.	
604.3 Electrical system hazards	Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.	Repair all electrical systems to a good condition, clear of hazards. Vacate the property until all repairs made.
605.1 Installation	All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.	Ensure all electrical systems are properly installed. Vacate the property until all repairs are made.
702.1 General	A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code.	Repair and maintain property to a condition where there is adequate clear egress in case of fire or panic. Vacate the property until all repairs can be made.

Notice of the violation and a correction order was provided to the person responsible. The Code Enforcement Section has initiated a hearing before the BSB. The purpose of this hearing is to determine whether the above property has been in violation of the SAPMC. If at the conclusion of the hearing the BSB finds that a violation existed, it may order action to be taken to abate the violation, assess a civil penalty up to \$1,000 per day, or both.

You or a designated representative may present testimony and evidence on your behalf at the hearing for the BSB's consideration. The Code Enforcement Section will present evidence regarding the condition of the property and will recommend actions to abate any violations found by the BSB. For more information, please contact the Building Standards Board Liaison at (210) 207-5422.

Sincerely,

Judy Croom

Judy Croom
Building Standards Board Liaison
Development Services Department
Code Enforcement Section

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